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DEPARTMENT OF CONSERVATION  
MAINE LAND USE REGULATION COMMISSION  
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# Memorandum

*To: Commission Members*

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Commission Meeting: May 4, 2005

## An Overview of Concept Plans

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For the May 4<sup>th</sup> Commission Meeting, I will share with you with some background information about the Commission's concept plan program. Specifically, this discussion item will include a brief overview of the history and rationale of creating the concept plan regulatory framework, as well as details about the Commission's review criteria and our typical process of evaluating such proposals. Lastly, we will have a discussion about a few of the "unintended consequences" that we are beginning to struggle with, as we've evaluated and implemented previous concept plans.

For your reference, enclosed with this memo is a copy of LURC's "Guide to Preparing a Concept Plan", a guidance document created by LURC staff in 2003 for applicants considering the concept plan approach. Details about concept plans can also be found in Appendix C of LURC's Comprehensive Land Use Plan and in Section 10.23,H of the Commission's Land Use Districts and Standards.

I look forward to seeing you in Greenville.

AAP

Attachment: Guide to Preparing a Concept Plan (June 2003)

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